



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: August 20, 2009

APPLICANT: Tamara Friend
6350 Chesebro Road
Agoura Hills, CA 91301

TO: Planning Commission

CASE NOS.: 08-CUP-003 and 07-OTP-009

LOCATION: 6350 Chesebro Road
(A.P.N. 2055-001-041)

REQUEST: Request for approval of a Conditional Use Permit to construct a horse facility consisting of 10 supply structures, stable, horse arena, round pen, horse corral, a new driveway gate, and a swimming pool; and a request for approval of an Oak Tree Permit to encroach within the protected zone of four (4) on-site Oak trees for the proposed construction.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 08-CUP-003 and Oak Tree Permit Case Number 07-OTP-009, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: OS-OA-EQ (Open Space-Old Agoura Design Overlay-Equestrian Overlay) zones

GENERAL PLAN DESIGNATION: OS – (Open Space)

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, Tamara Friend, is requesting approval of a Conditional Use Permit to construct 10 new accessory structures, each approximately 117 square feet in size, a horse arena, stable, corral, and round pen. The proposal involves over 50 cubic yards of grading for a new horse arena and pool. Also included in the proposal are a driveway gate, and a swimming pool. The project would encroach within the protected zone of four (4) on-site Oak trees for the proposed construction.

The applicant's 3.29 acre parcel is located on the east side of Chesebro Road, north of Blythedale Road, at 6350 Chesebro Road, within the Open Space (OS) zone and the Significant Ecological Area (S.E.A.) of Old Agoura. The property is currently developed with a 5,366 square foot, single-family residence and 499 square foot detached garage, built in 1989. Existing residential development is situated to the north, south, and across Chesebro Road to the west. The adjacent property to the east is vacant.

A Conditional Use Permit is required for accessory buildings, uses and structures in the Open Space zone. The proposed accessory structures are a permitted use in the Open Space (OS) zone, subject to a Conditional Use Permit application, and will meet the minimum required development standards relative to lot coverage, height and building setbacks. The maximum building lot coverage in the OS zone is 10%. The total proposed lot coverage with added accessory structures is 8,294 square feet, which represents 5.79% of the lot size.

The original project proposal submittal dated April 22, 2008, was to construct a new barn structure with 12 stalls, a tack room and storage. Subsequently, non-permitted construction and grading took place, including construction of a number of small accessory structures, a round pen, and installation of a decomposed granite driveway on the site. Following Code Enforcement action by the City, the applicant submitted a complete Conditional Use Permit application for the new structures and equestrian amenities. The storage structures currently remain on the site.

II. STAFF ANALYSIS

Site Plan

The subject site consists of a single-family residence and a garage. A horse facility is proposed in the front yard of the property and will include six separate, but architecturally linked structures, each approximately 117 square feet in size. The six structures are architecturally linked with trellises, fencing and landscaping, however, are not physically connected. Each structure remains unattached to other structures and will not be connected to electricity, gas, or water. The proposed use of the structures is to store equestrian equipment, such as tack, saddles, feed, grooming supplies, cleaning supplies, shovels, rakes, pails, etc.

The Zoning Ordinance allows detached accessory structures to be a maximum height of 14 feet and must maintain a minimum of 10 feet from the rear property line or to any main building and 5 feet from the side property line. They cannot occupy more than 25% of the rear yard plus 40% of the buildable area in combination with any other accessory buildings on the site. All ten of the proposed accessory structures will be located in the buildable area of the site. The maximum height of the structures will be 14 feet and will also comply with the maximum allowable lot coverage limitation for accessory structures.

The proposal also includes a stable in the front portion of the lot, between the residence and the proposed six accessory structures. The stable is proposed to include six stalls covered with partial roofs to provide necessary shade for the horses. Horse stalls and barns are required by the Zoning Ordinance to be placed at a minimum 35 feet from any habitable structure and street. The placement of the horse stalls is 158 feet to the closest habitable structure (the applicant's residence) and 200 feet from the street, which exceeds the requirement.

There is an existing covered horse corral along the north property line, which the applicant proposes to remove the existing roof, leaving only railing. Also existing along the north side yard are two storage structures that the applicant is proposing to replace with four (4) additional storage structures at the northeast corner of the property, each the same design and dimensions as the six accessory structures in the front yard. The four storage structures are proposed to be located in the northeast corner of the property, near the existing garage.

In addition to the storage structures and horse-keeping facilities, the applicant is proposing a round pen and horse arena on the property. The Site Plan shows the horse riding arena located 21 feet east from the street, within a cut and fill area in the front yard of the lot, and 50 feet south of the round pen. The horse arena will be constructed of white, composite wood, three-rail fencing. The existing round pen is constructed of metal railing and is utilized for horse training. The proposed fencing will not exceed the maximum 6 feet height. The horse facility is designed to accommodate six (6) adult horses, which is fewer than the number of horses allowed on this 3.47-acre parcel (maximum of eight (8) adult animals per acre allowed in the OS zone). The applicant is also proposing a swimming pool in the southeast portion of the property, near the existing house.

Lastly, the applicant is proposing to install new stone pillars and natural wood driveway gates to enhance the front entry of the property. The property has a concrete driveway along the south property line and a recently installed decomposed granite driveway across the middle of the property between the residence and stable.

Architectural Design

The proposal includes a total of ten (10) accessory structures. The exterior materials light beige/olive color cement hardie board siding, off-white color trim, and a brown blend

concrete flat tile roofs. The design incorporates five (5) wood trellises and fencing between the structures, painted white to match the trim of the buildings. The project has been designed so that the accessory structures will be screened from view in a manner that will minimize any visual impact from Chesebro Road and the surrounding properties, as well as maintain design compatibility with the existing and surrounding properties. The proposed equestrian amenities are compatible with adjacent uses and the character of the horse properties in Old Agoura. The Old Agoura Homeowners Association has also reviewed the project. A copy of their letter regarding the proposal is attached.

Engineering/Public Works Department Review

Past non-permitted grading on the site consisted of more than 50 cubic yards of grading, which necessitated the submittal of a grading plan. Grading required for the proposed project will include 346 cubic yards of cut soil, 261 cubic yards of fill soil and 85 cubic yards of export soil. As shown on the grading plan, a 3:1 fill will be constructed at the front west portion of the site, adjacent to Chesebro Road, and a 5:1 cut slope will be constructed along the east side of the horse arena to create a horse riding area on the site. A private septic tank located in front of the southwest side of the residence serves the residence.

The City's Geotechnical Consultant has reviewed the geotechnical reports prepared for this project and recommends that the project be approved from a geotechnical perspective at this planning stage. The City's Geotechnical Consultant's letter dated July 20, 2009, is attached for reference.

Oak Trees/Landscaping

Ten (10) Oak trees are located within the subject site. Non-permitted grading and construction of a decomposed granite roadway, accessory structure pads, and horse corral fences has impacted four (4) on-site Oak trees. In addition, unrelated to the proposed project, one (1) of the trees, a young Coast Live Oak tree (*Quercus agrifolia*), died and the applicant subsequently removed the tree. To mitigate the loss of this Oak tree, as required of the City Oak Tree Ordinance, staff recommends the applicant plant one (1) fifteen gallon replacement Oak tree of the same species within the site.

Additionally, the applicant would be permitted to encroach within the protected zone of Valley Oak (*Quercus lobata*) Tree Numbers FOT-3, FOT-5, and FOT-8 to construct the site improvements. The applicant would be required to restore the natural grade within the protected zones of Tree Numbers FOT3 and FOT-8 where it was raised to construct the non-permitted improvements. The applicant would also be permitted to encroach within the protected zones of Tree Numbers FOT-7 to refurbish the erosion control planting. Specific conditions have been provided and are attached to the draft Resolution. All other Oak trees shall be preserved in place with no direct impacts. The City Oak Tree/Landscape Consultant requires that the trees be fenced prior to the start of any grading and determined that the health of the trees will not be significantly impacted with the recommended conditions of project approval.

A landscape plan is required since this project is being reviewed under a Conditional Use Permit. The City Oak Tree/Landscape Consultant has reviewed the landscape plan and supports the preliminary landscape plan, subject to conditions.

Environmental Review

The project consists of site improvements to an existing single-family residence and is, therefore, Categorically Exempt from the California Environmental Quality Act per Section 15303 (New Construction or Conversion of Small Structures).

III. RECOMMENDATIONS

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 08-CUP-003 and Oak Tree Permit No. 07-OTP-009, subject to Conditions, based on the findings of the attached draft Resolution.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Letter from Old Agoura Homeowners Association
- Exhibit B: Color Renderings of the Accessory Structures
- Exhibit C: Reduced Copies of Plans
- Exhibit D: GeoDynamics Letter of Recommendation
- Exhibit E: Environmental Determination
- Exhibit F: Vicinity Map

Case Planner: Renee Madrigal, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 08-CUP-003
AND OAK TREE CASE NO. 07-OTP-009

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY
FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by Tamara Friend with respect to the real property located at 6350 Chesebro Road, Assessor's Parcel Number 2055-001-041, requesting approval of a Conditional Use Permit to construct a horse facility consisting of 10 supply units, stable, horse arena, round pen, horse corral, a new driveway gate, and a swimming pool; and a request for approval of an Oak Tree Permit to encroach within the protected zone of four (4) on-site Oak trees for the proposed construction. A public hearing was duly held on August 20, 2009, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the aforesaid public hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The Open Space zone allows for accessory structures, subject to a Conditional Use Permit. All minimum development standards have been met with regard to lot coverage, building setbacks, and building height.

B. The proposed construction of structures and amenities will not conflict with the character and design of the homes in the surrounding area in that the exterior building materials consisting of cement hardie board siding with off-white trim and brown blend concrete flat tile roofs will be compatible with the neighboring homes.

C. The proposal, as conditioned, will not be detrimental to the public health, safety or general welfare. The property will be improved and maintained according to City standards. All plans will be reviewed and approved by the City's Building and Safety Department. The placement of the supply structures exceeds the minimum building setbacks, thereby allowing for privacy, light, and air to adjacent structures. The site will be served by an existing, on-site septic system

D. The proposal, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The construction will meet the development

requirements for the Open Space zone by compliance with building lot coverage, building setbacks, and building height. The proposal would not have significant effects on the designated Significant Ecological Area (S.E.A.) as it is proposed within an already disturbed area.

E. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed structures will consist of materials and colors that are consistent with the architecture of the surrounding area.

F. The proposal use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed structures serve an understandable and efficient relationship between its purpose and the land use which it serves, and is compatible with the surrounding community in regards to its design, colors and materials, as called for in the Community Design Element of the General Plan.

Section 4. The project is a request to add site improvement to an existing single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303 and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 08-CUP-003 and Oak Tree Permit Case No. 07-OTP-009, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 20th day of August, 2009, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

John O'Meara, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Case Nos. 08-CUP-003 and 07-OTP-009)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, Roof Plans, Grading Plans and Landscape Plans.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.

11. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills, as applicable.
12. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
13. Unless Conditional Use Permit Case No. 08-CUP-003 and Oak Tree Permit Case No. 07-OTP-009 are used within two (2) years from the date of City approval, these permits will expire. A written request for a one-year extension may be considered prior to the expiration date.
14. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
15. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

Prior to Permitting (Grading, Building, Encroachment, Etc.)

General

16. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval prior to permit issuance.
17. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
18. Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
19. Prior to issuance of permits from the Engineering Department, this project will require a permit from the Los Angeles County Health Department.

Drainage/Hydrology

20. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.

Stormwater Quality (NPDES)

21. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.
22. SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
- b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
- c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
- d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting

and maintenance of vegetation on slopes and covering erosion susceptible slopes.

Prior to Certificate of Occupancy

23. The Applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.*
24. The applicant shall *record a covenant for continued storm water maintenance, using City-approved forms*, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
25. Upon receiving a Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL CONDITIONS

26. The applicants shall comply with all of GeoDynamics, Inc.'s (The City's of Agoura Hills' Geotechnical Consultant) Conditions of Approval letter dated July 20, 2009.

OAK TREE AND LANDSCAPING CONDITIONS

Oak Trees

27. The applicant expressly agrees that no future work of any kind will be performed on any oak tree or within the protected zone of any oak tree without first obtaining an approved Oak Tree Permit from the City of Agoura Hills.
28. The correct tree tag number, trunk, dripline and protected zone of each oak tree shall be shown accurately on all final plans.
29. The applicant is permitted to prune Oak Tree FOT-1 for vertical clearance over Chesebro Road as needed to create adequate vertical clearance over the road. No more than 10% of live foliage shall be removed from the tree.
30. The applicant is permitted to clean-cut the broken branch stub remaining from the recent limb failure on Oak Tree FOT-2.

31. All authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
32. Prior to any pruning, a pre-pruning meeting shall be arranged with the City Oak Tree Consultant on the site to discuss the actual scope of work.
33. The arborist performing the pruning shall hold a valid business registration in the City of Agoura Hills.
34. The applicant is permitted to encroach within the protected zone of oak tree FOT-3 to construct the site improvements as shown on the Oak Tree Map prepared by Richard W. Campbell as received by the City of Agoura Hills on April 8, 2009. The applicant is required to remove the non-permitted roadway spur and to restore natural grade.
35. The applicant is permitted to encroach within the protected zone of oak tree FOT-5 to construct the fence for the horse corral as shown on the Oak Tree Map prepared by Richard W. Campbell as received by the City of Agoura Hills on April 8, 2009.
36. The applicant is permitted to encroach within the protected zone of oak tree FOT-8 to construct the site improvements as shown on the Oak Tree Map prepared by Richard W. Campbell as received by the City of Agoura Hills on April 8, 2009. The applicant is required to restore natural grade within the protected zone of oak tree FOT-8 where it was raised to construct a non-permitted decomposed granite pad.
37. To mitigate the loss of oak tree FOT-9, the applicant shall plant at least one (1) fifteen (15) gallon size *Quercus agrifolia* (Coast Live Oak) tree within the site.
38. To mitigate potential root damage to oak tree FOT-8 incurred during non-permitted excavation, the applicant shall plant one (1) fifteen (15) gallon size *Quercus lobata* (Valley Oak) within the site.
39. Planting locations, species and quality of all mitigation oak trees are subject to the approval of the City Oak Tree Consultant.
40. The mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they shall be replaced in accordance with the provisions of the City of Agoura Hills Oak Tree Preservation and Protection Guidelines.
41. No planting or irrigation is permitted within the protected zone of an existing oak tree without approval from the City of Agoura Hills Landscape and Oak Tree Consultant.
42. Erosion control planting to be refurbished on the slope within the protected zone of Tree FOT-7 shall be drought tolerant plants, suitable for planting under oak

- trees. Selection of plants shall be subject to the review and approval of the City Oak Tree Consultant. Irrigation within the protected zone shall be on a separate valve that can be disconnected once the plants are established.
43. All excavation within the protected zone of any oak tree shall be performed using only hand tools under the direct supervision of the applicant's oak tree consultant.
 44. No activities are permitted within the protected zone of oak trees FOT-4 and FOT-6. They are to be preserved in place with no direct impacts.
 45. Prior to the start of any work or mobilization on the site, each oak tree to be preserved shall be fenced at the edge of the protected zone or otherwise approved work limits in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations and installation prior to the start of work or mobilization on the site.
 46. Prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.
 47. No grading, scarifying or other soil disturbance shall be permitted within any portion of the protected zone of any oak tree except as specifically permitted above.
 48. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time except as specifically required to accomplish the approved encroachments.
 49. All work performed within the protected zone of any oak tree shall be monitored by the project oak tree consultant. Forty-eight (48) hours notice shall be provided to the City Oak Tree Consultant prior to the start of any such work. Contact the City Oak Tree Consultant at (818) 597-7350.
 50. Each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter upon completion of construction activities.
 51. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
 52. Any fertilization of the tree should be based on actual soil tests from the site. Fertilization is generally not necessary unless serious deficiencies are evident.
 53. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

Landscape

54. The final landscape plan shall generally conform to the Preliminary Landscape Plan prepared by Richard W. Campbell, dated March 17, 2009.
55. Prior to the approval of grading permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, rights-of-way, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings

56. The Planting Plan shall indicate the botanical name and size of each plant.
57. Plant symbols shall depict the size of the plants at maturity.
58. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
59. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
60. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
61. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - h. Design and static pressures
 - i. Point of connection
 - j. Backflow protection
 - k. Valves, piping, controllers, heads, quick couplers
 - l. Gallon requirements for each valve
62. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
63. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
 - Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval
64. Native, drought resistant plants shall be utilized on any slopes in accordance with the Old Agoura Design Overlay District requirements.
65. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.

66. Proposed plant material may not be considered invasive in the Santa Monica Mountains, as it could negatively impact the adjacent natural area. Lists of exotic material can be obtained from the California Native Plant Society and/or the California Exotic Pest Plant Council.
67. The applicant shall contact Los Angeles County Fire Department to ascertain whether or not the project requires a fuel modification plan. If required, the landscape plan must be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department.

SPECIAL CONDITIONS

68. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.

END



**CONDITIONAL USE PERMIT CASE NO. 08-CUP-003
AND OAK TREE PERMIT CASE NO. 07-OTP-009**

**FOR THE PROPERTY LOCATED AT
6350 CHESEBRO ROAD, AGOURA HILLS**

EXHIBIT A

**LETTER FROM OLD AGOURA
HOMEOWNERS ASSOCIATION**

DATE: July 31, 2009

RE: Revised Review of Proposed Project

FROM: Planning and Zoning Committee,
Old Agoura Homeowners Association

TO: Mike Kamino, Director
Department of Planning & Community Development
City of Agoura Hills

SUBJECT: 08-CUP-003 (AJ Bailey Construction for Tamara Friend)

Description

The plans show six "pods" with free standing trellis work between, arranged in a U shape across from pipe corral stables. In addition, there is a riding arena, round pen, horse corral, and four more "pods" which are located north of the house at 6350 Chesebro Road.

As we noted in our letter of May 27, 2008, there is a lot going on. It's a shame that, as everything has already been graded and constructed, there is no more front pasture, which was always the great charm of the Oak In The Road. As one enters the now renamed Friendly Oaks, the first thing one sees is now a configuration of small temporary structures.

As all the structures are already in place, we would hope to see the pods made to appear as permanent as possible. In addition to trim work to the ground to cover the framing, landscaping would also soften the effect of what looks, for all the world, like rental cabanas. To further unify the structures, we would like to see the ridge lines on the trellises matched up to the ridge lines on the pods as much as possible.

While we lament the loss of pasture and the less than harmonious collection of elements strewn across the property, we are happy to see more horses and equestrian facilities in the neighborhood.

Should you have questions, please contact the Planning and Zoning Committee of Old Agoura Homeowners Association at pz@oldagoura.org

CC: Renee Madrigal, Planner

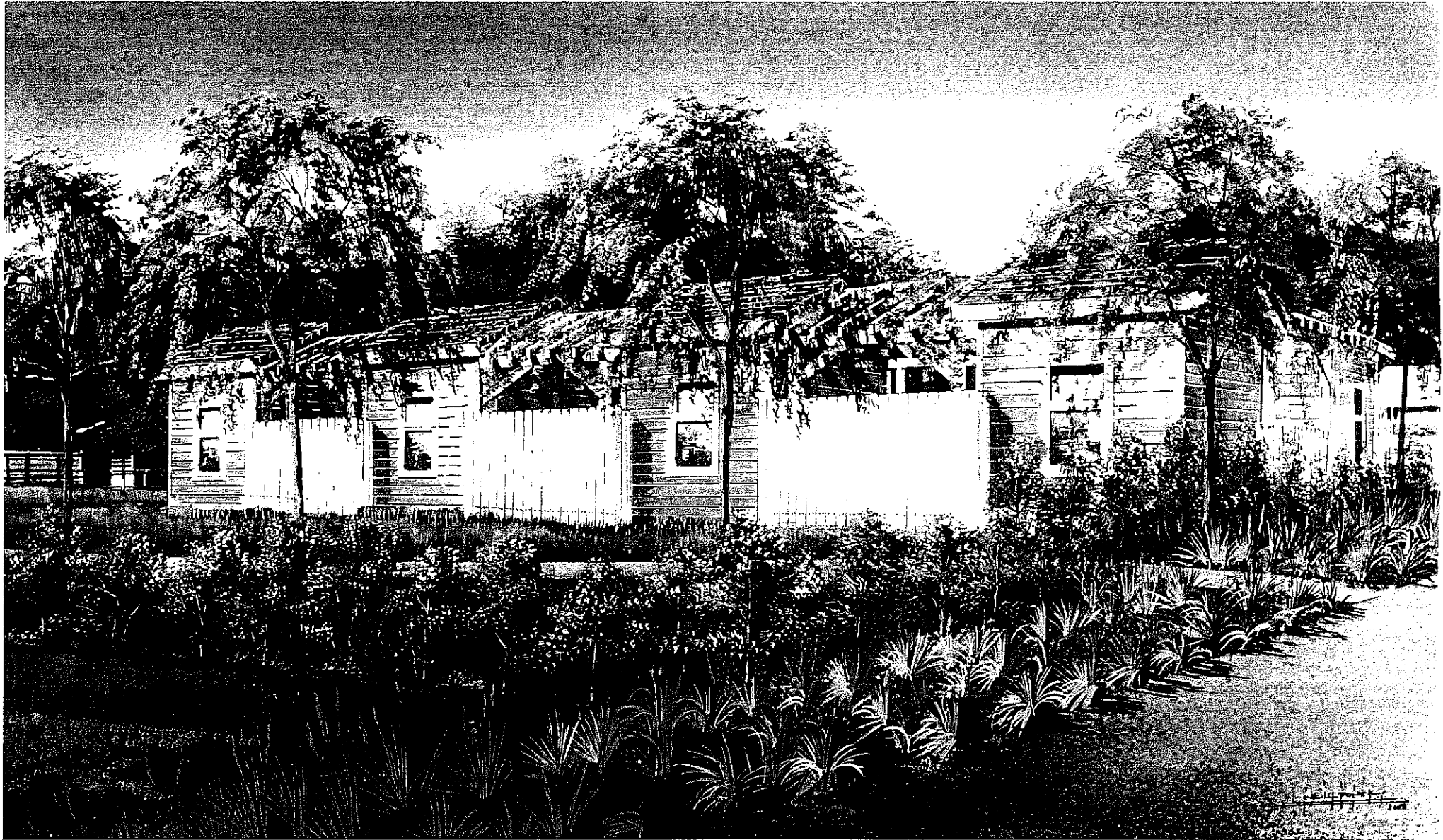


**CONDITIONAL USE PERMIT CASE NO. 08-CUP-003
AND OAK TREE PERMIT CASE NO. 07-OTP-009**

**FOR THE PROPERTY LOCATED AT
6350 CHESEBRO ROAD, AGOURA HILLS**

EXHIBIT B

**COLOR RENDERINGS OF THE
ACCESSORY STRUCTURES**



HORSE FACILITY DESIGN
6350 CHESEBRO ROAD
AGOURA HILLS, CALIFORNIA 91301

ARCHITECT: SCHNEIDER ARCHITECTS



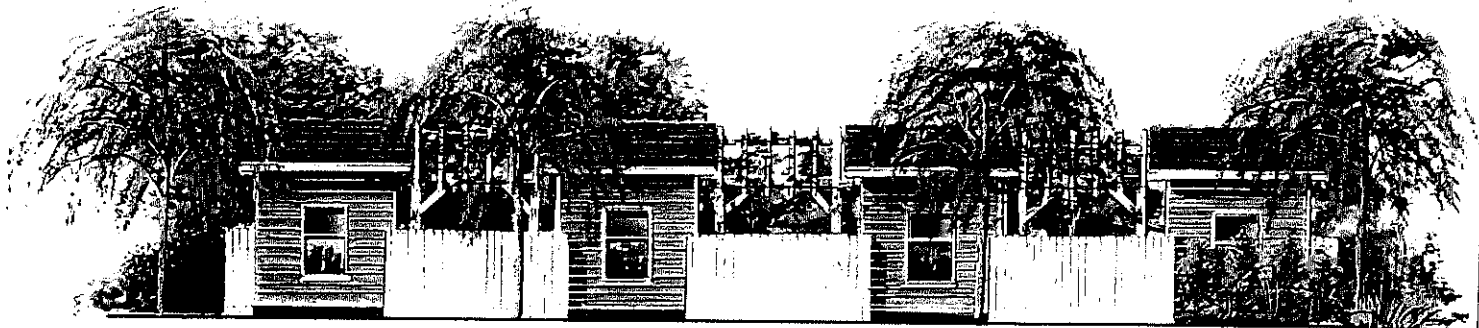
EAST ELEVATION
HOUSE VIEW



NORTH ELEVATION



SOUTH ELEVATION
DRIVEWAY VIEW



WEST ELEVATION
STREET VIEW

EXTERIOR ELEVATIONS

HORSE FACILITY PLAN

Drawn BY
DATE
C/S: M.P. 1/20

SCALE
TYPE PLAN
DATE
BY NAME: MS

HORSE FACILITY DESIGN FOR TAMARA FRIEND
8350 CHESTER ROAD
AGOURA HILLS, CALIFORNIA 91301
PHONE NO.

BY: [Signature]
SHEET No.
A5

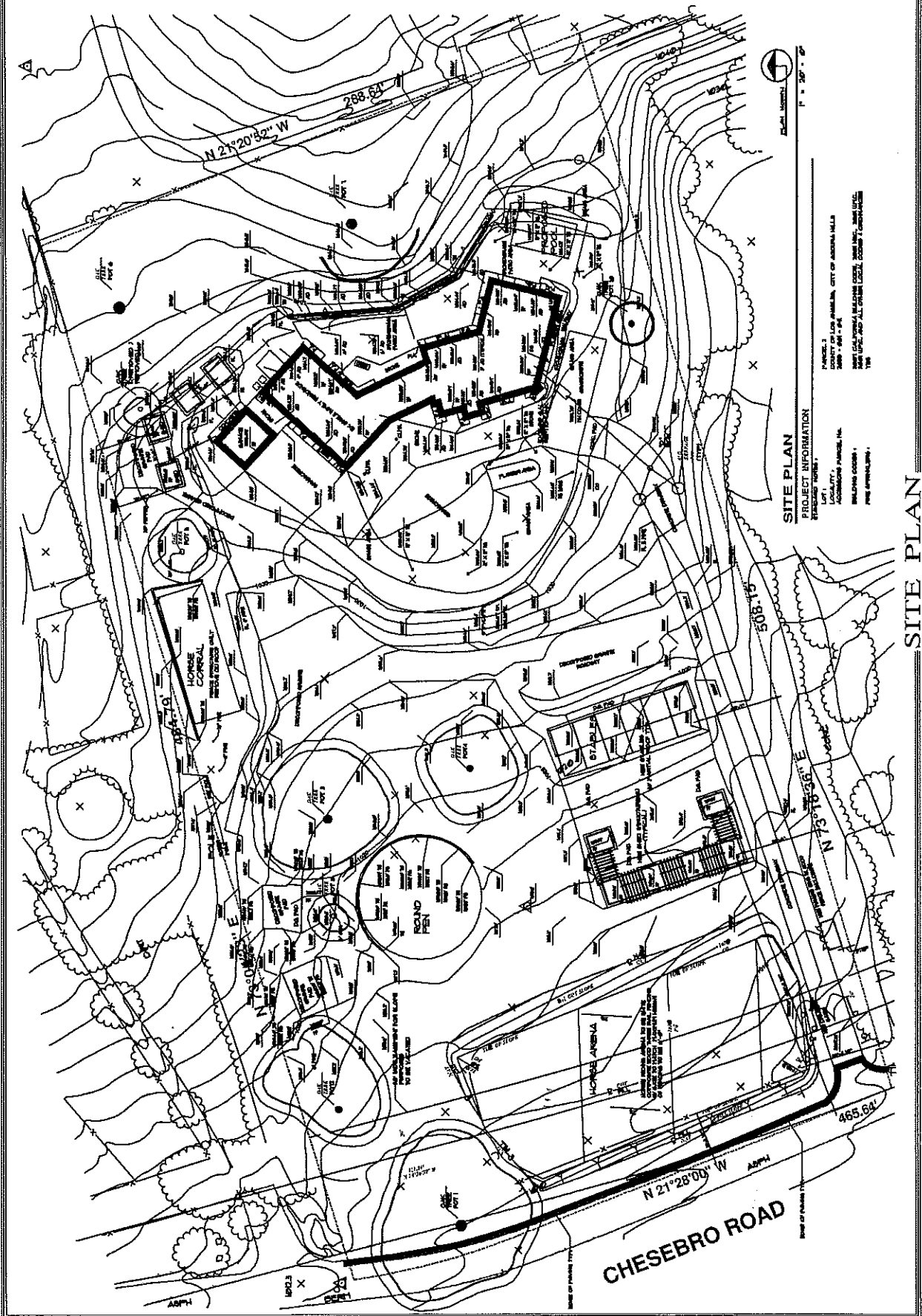


**CONDITIONAL USE PERMIT CASE NO. 08-CUP-003
AND OAK TREE PERMIT CASE NO. 07-OTP-009**

**FOR THE PROPERTY LOCATED AT
6350 CHESEBRO ROAD, AGOURA HILLS**

EXHIBIT C

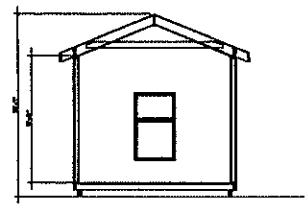
REDUCED COPIES OF PLANS



SITE PLAN
PROJECT INFORMATION
 PROJECT NAME: HORSE FACILITY DESIGN FOR TAMARA FREED
 LOCALITY: LOS ANGELES, CALIFORNIA
 ADDRESS: 6350 CHESEBRO ROAD
 CLIENT: TAMARA FREED
 DATE: 10/15/94
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 APPROVED BY: [Name]

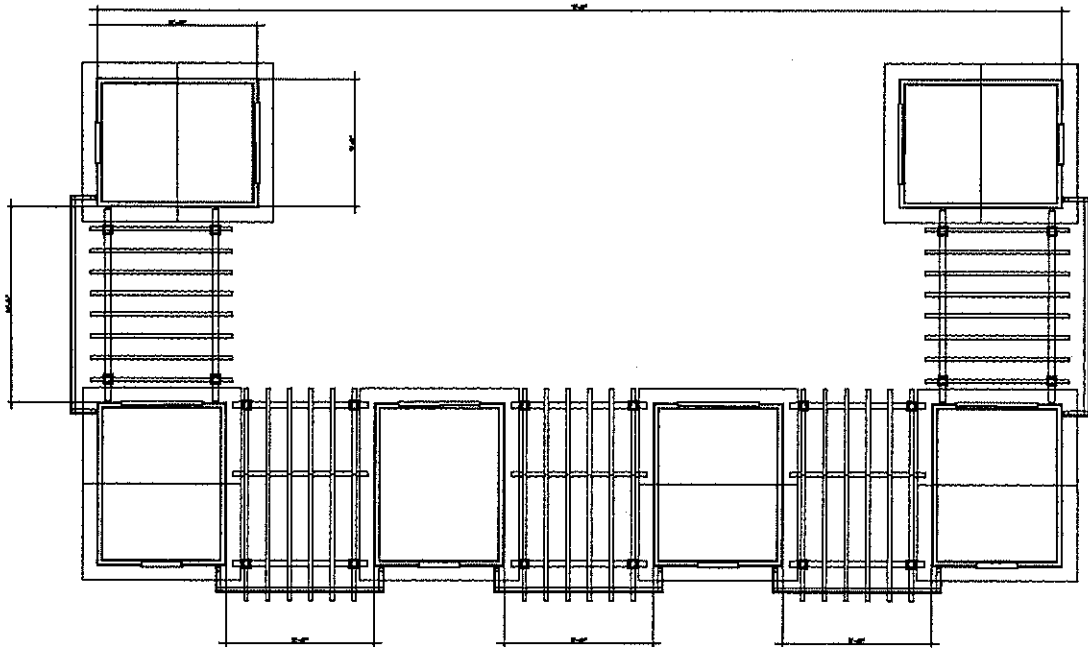
SITE PLAN

PROJECT NO. 101
 DATE 11/15/00
 SCALE 1/4" = 1'-0"
 DRAWN BY J. HARRIS
 CHECKED BY J. HARRIS
 PROJECT NO. 101
 HORSE FACILITY DESIGN FOR TAMARA FRIEND
 11000 S. 10TH ST. #100
 ARROYO HILLS, CALIFORNIA 91001
 PHONE NO. 626-441-1111
 SCIENTIFIC ARCHITECTS
 11000 S. 10TH ST. #100
 ARROYO HILLS, CALIFORNIA 91001
 PHONE NO. 626-441-1111
 PROJECT NO. 101
 DATE 11/15/00
 SCALE 1/4" = 1'-0"
 DRAWN BY J. HARRIS
 CHECKED BY J. HARRIS
 PROJECT NO. 101



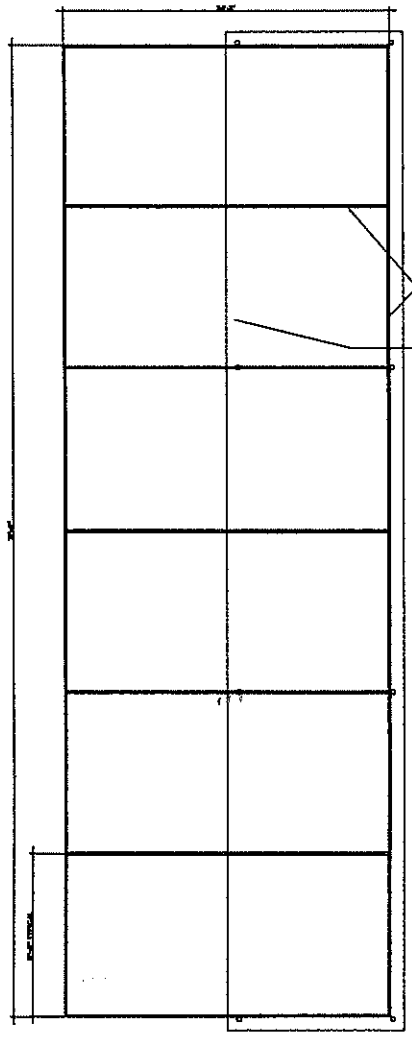
FRAMING SECTION

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



CORRALS - PARTIAL ROOFED

1/4" = 1'-0"

HORSE FACILITY PLAN

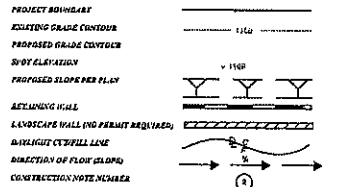
GRADING NOTES:

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 16 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRELIMINARY CONFORMANCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPLICABLE CITY STAFF.
- ALL EXISTING MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGICAL AND SOIL RECOMMENDATIONS ISSUED BY THE CONSULTANT OR COMPAHED BY THE CONSULTANT SHALL BE INCLUDED AS AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY COLLISIONS IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTRUCTION SUPERVISION TO INSURE COMPLIANCE WITH THE APPROVED PLANS AND TO BE AVAILABLE TO PROVIDE CONSTANT DAILY INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
 - ROUGH GRADING REPORT, PRIOR TO THE CONSTRUCTION OF ANY STRUCTURAL, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL. STATIONS THAT ARE SUBJECT TO GRADING SHALL BE COMPLETED PER THE APPROVED GRADING PLANS.
 - FINAL GRADING REPORT, PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THIS REPORT SHALL BE AT THE DISCRETION OF THE PERMITTEE, BUT SHALL INCLUDE ALL FINISHED, LOT DRAINAGE AND SEWER FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANNING AND DRAINAGE SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND APPROVED BY THE CITY OF AGOURA HILLS.
 - AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE RECONSTRUCTION OF ANY FOUNDATION STRUCTURES, THE SLOPE PLANNING AND DRAINAGE SYSTEMS, AS WELL AS A SLOPE REPORTING THE LIMITS OF FILL, LOCATIONS OF ALL DRAINAGE SYSTEMS, LOT DRAINAGE AND SEWER FACILITIES, SEWER LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL FOUNDATION AND FOUNDATION ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALLS, EROSION CONTROL, GEOTECHNICAL FOUNDATIONS, AND OTHER DRAINAGE GRADING MUST BE DETICED ON AN AS-BUILT GEOLOGICAL MAP.
- A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE TO ALL AT ALL TIMES.
- ALL CONSTRUCTION ACTIVITY SHALL BE COMPLETED TO THE WORK OF 5:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OWNED HOUSING.

INSPECTION NOTES:

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 72 HOURS IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING PHASES OF WORK:
- WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNDESIRABLE MATERIAL HAS BEEN SCARIFIED, RENEWED, OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION.
 - ROUGH GRADING APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TRENCHES, SWALES, AND SEWER LINES HAVE BEEN LAYED OUT, AND THE STRUCTURES REQUIRED BY THIS SECTION HAVE BEEN RECEIVED.
 - FINAL: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED IN ACCORDANCE WITH THE APPROVED GRADING PLANS, ALL REQUIRED ATTACHMENTS, AND REPORTS HAVE BEEN RECEIVED.
- ALL REQUIRED REPORTS AND STATEMENTS TO THE BUILDING AND SAFETY DEPARTMENT SHALL BE PREPARED IN ACCORDANCE WITH SECTIONS 16.01 AND 16.02 OF THE MUNICIPAL CODE.

LEGEND AND SYMBOLS:



PUBLIC UTILITIES SERVICES:

- WATER:** L&T TRUCKS AND CONTRACTORS WATER DISTRICT 1301 145 FRODOX ROAD CA 91301 (916) 484-0114
- ELECTRICAL:** SOUTHERN CALIFORNIA Edison 901 FOOTBALL DRIVE THOUSAND OAKS, CA 91320 (818) 484-7614
- TELEPHONE:** SBC (818) 222-1111 1451 KAMBER STREET, #111 VAN NUYS, CA 91411 (818) 374-4443
- GIS:** SOUTHERN CALIFORNIA GAS 618 GARDNER AVENUE CHATSWORTH, CA 91310 (818) 704-1114
- SEWER:** LA COUNTY DEPT. OF PUBLIC WORKS SEWER MAINTENANCE DIVISION 1041 S. FERGUSON AVENUE, BLDG. # EAST GARDEN, CA 91803 (818) 340-1111
- CABLE:** TIME WARNER CABLE 1545 TORANQUE BLVD., CHATSWORTH, CA 91311 (818) 340-1111
- CABLE:** CLEVELAND COMMUNICATIONS 1444 CASADUCE ROAD HAYWARD, CA 94541 (415) 484-1111
- CABLE:** CALTELECOM 248 BERRY AVE. BAYVIEW TARRANT, CA 75222 (817) 344-1111

PUBLIC IMPROVEMENT NOTES:

- AN ENCROACHMENT PERMIT IS REQUIRED OF ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY (ROW). ALL APPLICABLE FEES MUST BE PAID, AND SECURED POSTER SHALL BE ASSIGNED TO CANOPY ALL WORK INVOLVING STREET ENCROACHMENTS. ALL WORK SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF PUBLIC WORKS TO COMMENCE ALL PROJECTS.
- CONTRACTORS SHALL TELEPHONE UNDERGROUND SERVICES (ELECTRIC, GAS, WATER, AND SANITARY) AT A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- REQUIREMENTS FOR STREET STRUCTURAL SECTION TO BE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF BASE MATERIALS.
- WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH LA'S TRENCH MUNICIPAL WATER DISTRICT WORK MANUAL.
- SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LA'S TRENCH MUNICIPAL WATER DISTRICT.
- PROR TO CONNECTION TO WATER AND SEWER LINES IN THE PUBLIC RIGHT-OF-WAY, APPLICABLE FEES FROM THE BUILDING AND SAFETY DEPARTMENT AND WATER DISTRICT TO THE CITY STATING THAT ALL CONNECTIONS HAVE BEEN PAID.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

OAK TREE NOTES:

- APPLICANT MUST CONTACT CITY OAK TREE COMMISSION (818) 355-7914 TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES".
- FOR ALL TREES EXISTING ON OR OFF-SITE OR IMMEDIATELY ADJACENT TO WITHIN 100 FEET OF THE PROJECT BOUNDARIES, THE CONTRACTOR SHALL ADVANCE A MEETING WITH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO ANY WORK THAT PENETRATES OR WITHIN PROTECTED ZONES SHALL BE PROTECTED, AND ALL EXISTING AND REMOVAL OF BRANCHES AND OTHER UNSOUND MATERIAL SHALL BE REMOVED FROM THE SITE AS SPECIFIED ON THESE NOTES. BEFORE THE APPROVAL TO PROCEED WITH THE GRADING WILL BE ISSUED, AFTER DETERMINATION THAT THESE NOTES HAVE BEEN COMPLETED, THE SITE WILL BE INSPECTED BY THE CITY'S OAK TREE ADMINISTRATION. WHEN APPROVED, THE APPROVAL TO PROCEED WILL BE ISSUED IN WRITING BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- UNLESS NO CONDITION DETAILS ANY WORK BE DONE WITHIN THE PROTECTED ZONE OF ANY OAK TREE, WITHOUT OBTAINING AN OAK TREE ENCROACHMENT PERMIT AND A BOND AS DESCRIBED WORK TO THE CITY, FURTHERMORE, ANY PROTECTIVE FENCING SHALL BE APPLICABLE OR MOVED WITHOUT CITY APPROVAL.

ABBREVIATIONS:

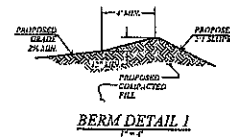
- | | |
|-----------------------|---------------------------|
| AC - ASPHALT CONCRETE | MS - MESH POINT |
| BT - BOTTOM OF TRENCH | OV - OVERT |
| CB - CUTCH B&M | ND - NATURAL GRASS |
| CC - CURB CURB | NO - NOT TO SCALE |
| C - CENTERLINE | PL - PROPERTY LINE |
| CL - CENTERLINE | PT - POINT OF BEGINNING |
| CO - CLEAN CUT | SBM - STORM DRAIN ALIGNED |
| DB - DRAIN B&M | SEM - SEWER MANHOLE |
| DS - DRAINAGE | SO - SLOPE |
| EG - EDGE OF CURB | TO - TOP OF ASBT |
| EP - EDGE OF PAVEMENT | TO - TOP OF CURB |
| FF - FINISHED FLOOR | TF - TOP OF FINISH |
| FG - FINISHED GRADE | TC - TOP OF CURB |
| FL - FINE STRAIN | TT - TOP OF FILL |
| FS - FINISH SURFACE | TM - TOP OF M&M |
| HC&M - H&M&M&M | WM - WATER MAIN |
| | WT - WATER TABLE |

STORMWATER POLLUTION NOTE:

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PARAGRAPH FOR STORMWATER MANAGEMENT PROVIDED BY THE CITY OF AGOURA HILLS. THIS SWPPP SHALL BE SIGNED AND SEALED BY A STATE-LICENSED CIVIL ENGINEER. THE SWPPP SHALL BE THE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PARTIALLY THE TRANSPORT OF SOLIDS POLLUTANTS TO DESIGN LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC "STORMWATER EROSION CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL REQUIRE BMPs TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPOT THEIR LOCATIONS RELATIVE TO THE SITE. THE SWPPP AND EROSION CONTROL PLAN SHALL BE IMPLEMENTED FROM NOVEMBER 1ST THROUGH APRIL 15TH.
- IF AS THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN ALL OVER-DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CARED B&M P&M EROSION SHALL BE CLEARED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- EROSION SEDIMENTATION AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE TO ANY OTHER PLACE, RIVERS, LAKE, DRAINAGE, NATURAL DRAINAGE COURSE, OR WAYS.
- STRUCTURES ON EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- POSSIBLE SOILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LABELS AND ARE NOT TO CONTAMINATE THE SOIL, AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SOILS MUST BE CLEARED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SOILS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEMS.
- CRACKS OR WATERS CONCRETE MAY NOT BE HEALED OVER THE PUBLIC RIGHT-OF-WAY OR ANY OTHER PUBLIC USES. REPAIRS SHALL BE MADE TO CRACKS AND CONSTRUCTION-RELATED SURFACE WATERS MUST BE REPAIRED INTO A TYPICAL SURFACE TO PREVENT CONTAMINATION OF RAINWATER AND OTHERWISE BY WIND.
- SEDIMENT AND OTHER MATERIALS MAY NOT BE REACHED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO AS TO MINIMIZE SEDIMENT FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL SPILLS MUST BE CLEANED IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION MUST BE STABILIZED TO AS TO MINIMIZE EROSION BY WIND AND WATER.
- EXCESS OILY MATERIALS SHALL BE BY THE CITY ENGINEER, ALL DRAINAGE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE PROJECT OF RAIN PROBABILITY IS 5% OR GREATER DURING THE RAINY SEASON. EXCESSIVE MATERIALS SHALL BE CLEANED UP IMMEDIATELY. AFTER TO SITE-SPECIFIC TESTS AND/OR EROSION CONTROL PLAN.
- CURB & GUTTER FILTER INSERTS SHALL BE CLEANED AT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

ADDITIONAL NOTES:

- ALL FOUNDATION AND SOILS TESTS TO BE ADHERE TO THE SPECIFICATION, THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS, AND THE CITY OF AGOURA HILLS SPECIFICATIONS, WITHIN THE CITY OF AGOURA HILLS.
- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AND REVIEWED, IF NECESSARY, ACCORDINGLY.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
- ALL FOUNDATION EXCAVATIONS MUST BE ORDERED AND APPROVED, IN WRITING, BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF FOUNDATION TIE-INS.
- AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT MUST INCLUDE THE RESULTS OF ALL CONSTRUCTION TESTS, AS WELL AS A SLOPE REPORTING THE LIMITS OF FILL, LOCATIONS OF ALL DRAINAGE SYSTEMS, LOT DRAINAGE AND SEWER FACILITIES, SEWER LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL FOUNDATION AND FOUNDATION ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALLS, EROSION CONTROL, GEOTECHNICAL FOUNDATIONS, AND OTHER DRAINAGE GRADING MUST BE DETICED ON AN AS-BUILT GEOLOGICAL MAP.
- ALL RETAINING WALL EXCAVATIONS SHALL BE REVIEWED BY THE PROJECT ENGINEERING DEPARTMENT FOR THE PRESENCE OF ADVERSELY AFFECTED ADJUT STAFFS. ADVERSE SURFACES SHALL BE EVALUATED AND REPAIRED IN ACCORDANCE WITH RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GRADING & DRAINAGE PLAN
3	DRAINAGE DETAILS

ESTIMATED EARTHWORK QUANTITIES:

ESTIMATED CUT:	ALL CY	ESTIMATED EXPORT:	ALL CY
ESTIMATED FILL:	ALL CY	ESTIMATED IMPORT:	ALL CY
ESTIMATED OVER-DECAVATION:	ALL CY		

BENCHMARK:

DESCRIPTION:	AM NO.	ELEVATION:	DATE:
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RECORD DRAWING STATEMENT:

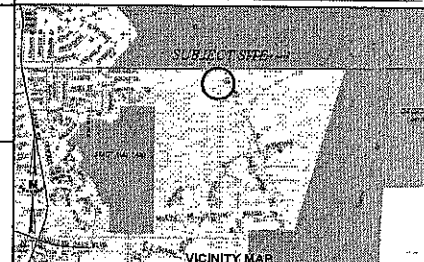
I, JUSTIN HOLY, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NO. 08-CUP-003, IS ALIGNED AS "RECORD DRAWING" HAS BEEN COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL REVISIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGE.

REGISTERED CIVIL ENGINEER	DATE	REVISION	BY DATE

SOILS APPROVAL:

THIS PLAN HAS BEEN REVIEWED AND IS IN COMPLIANCE WITH THE RECOMMENDATIONS BY OUR AGOURA HILLS, AGOURA HILLS, JULY 11, 2018.

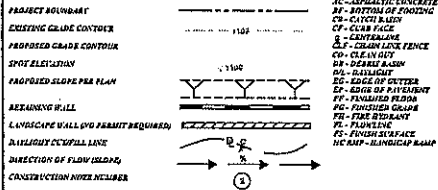
REGISTERED GEOTECHNICAL ENGINEER	DATE	REVISION	BY DATE



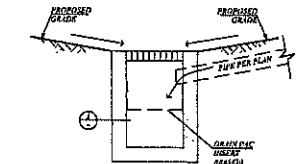
<p>PROPOSED BY: GeoWorks</p> <p>3550 Oakley St., Suite 100, CA 91301 (818) 344-7111 (818) 344-7112</p>		<p>CITY OF AGOURA HILLS APPROVAL:</p> <p>CITY OF AGOURA HILLS</p>		<p>COVER SHEET 8350 CHESEBRO ROAD AGOURA HILLS, CA. 91301 08-CUP-003, APN 2055-001-041 SHEET 1 OF 3</p>			
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	PROJECT ENGINEER	RCE	DATE

LEGEND AND SYMBOLS:

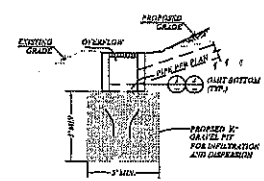
ABBREVIATIONS:



- AC** - ASPHALTIC CONCRETE
BF - BOTTOM OF FINISHING OF CURB FACE
CB - CATCH BASIN
CF - CURB FACE
C - CENTERLINE
CO - CLEAN LINE
DB - DEBRIS BASIN
DL - DRAINAGE
ES - EDGE OF SURFACE
EP - EDGE OF PAVEMENT
FF - FINISHED FLOOR
FG - FINISHED GRADE
FR - FINE FILL
FS - FINISH SURFACE
HS - HATCH - HANGUP RAMP
HP - HIGH POINT
INT - INTERSECT
NG - NATURAL GROUND
NS - NOT TO SCALE
PL - PROPOSED LINE
POS - POINT OF BEGINNING
SS - STORM DRAIN MANHOLE
SL - SLOPE
TM - TOP OF MOUND
TC - TOP OF CURB
TF - TOP OF FINISHING
TO - TOP OF GRADE
TR - TRUCK
WM - WATER MAIN
WY - WATER YARD



CATCH BASIN/ DRAIN PAC INSERT DETAIL 4
1" = 2"



CATCH BASIN/ GRAVEL PIT DETAIL 5
1" = 2"

DRAIN INLET			
MODEL NO.	A	B	WEIGHT
D2436	16"	36"	108 LBS.
D2436	16"	36"	108 LBS.
D2436	24"	36"	144 LBS.
D2436	24"	36"	144 LBS.

10" TO 4-1/2" INSIDE DEPTH
SEE ONLY

FRAME AND GRATE			
MODEL NO.	WIDTH	D	WEIGHT
SD2436	12"	12"	41 LBS.
SD2436	TRAFFIC	3"	179 LBS.

FRAME MUST BE CAST DIRECTLY INTO BOX (OPTIONAL)

1 1/2" THICK WALLS MINIMUM. SLEIGHT CUT AS REQUIRED. (TYP. 3 PLACES)

WHOLE HEIGHT OF BOX

1 1/2" THICK WALLS MINIMUM. SLEIGHT CUT AS REQUIRED. (TYP. 3 PLACES)

OUTSIDE HEIGHT OF BOX

OPTIONAL EXTENSION HEIGHT

EXTENSION		
MODEL NO.	C	WEIGHT
EXT1636	6"	108 LBS.
EXT2436	24"	108 LBS.

■ FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN HOODS.
 ■ FRAME AND SOLID COVER ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN HOODS.
 ■ DESIGN FOR 8-30-14 BRIDGE LOADING.
 ■ ASSEMBLY TO BE PLACED ON 4" BASE OF CONCRETE SLAB FOR EASE OF INSTALLATION AND EVEN FLOW DISTRIBUTION.
 ■ FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN FACILITY.

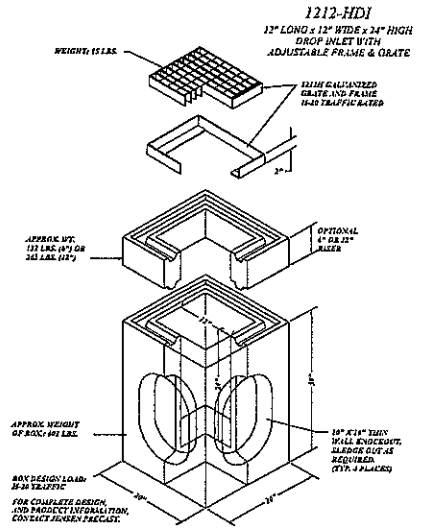
■ ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONSTRUCTION. SEE SPECIFIC CONSTRUCTION CALL JENSEN FACILITY.

24" x 36" DRAIN INLET

JENSEN FACILITY

D2436

24" x 36" CATCH BASIN DETAIL 3
1" = 2"



12" CATCH BASIN DETAIL 2
1" = 2"

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY:

3128 Oakmead St.
 San Pablo, CA 94603
 (925) 594-2000 FAX
 (925) 594-1200 SALES

PROJECT ENGINEER: RCE DATE:

CITY OF AGOURA HILLS APPROVAL

11-28-09



DRAINAGE DETAILS
 8350 CHESEBRO ROAD
 AGOURA HILLS, CA. 91301
 PROJECT NO. 08-CUP-003, APN 2055-001-041
 SHEET 3 OF 3



**CONDITIONAL USE PERMIT CASE NO. 08-CUP-003
AND OAK TREE PERMIT CASE NO. 07-OTP-009**

**FOR THE PROPERTY LOCATED AT
6350 CHESEBRO ROAD, AGOURA HILLS**

EXHIBIT D

GEODYNAMICS LETTER OF RECOMMENDATION



Date: July 20, 2009
GDI #: 08.00103.0167

CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET

To: Renee Madrigal

Project Location: 6350 Chesebro Road, Agoura Hills, California.

Planning Case #: 08-CUP-003 (AJ Bailey for Tamara Friend)

Building & Safety #: None

Geotechnical Report: Advanced Geotechnical Services, Inc. (2009), "Response II, Geologic and Geotechnical Engineering Study, Geotechnical Review Sheet Dated April 28, 2009, [Planning Case No. 08-CUP-003 (AJ Bailey for Tamara Friend) / GDI No. 08.00103.0167], Proposed Site Improvements, 6350 Chesebro Road, APN 2055-001-041, Agoura Hills, California," Client Number 3817, Report Number 8533, dated June 26, 2009.

Advanced Geotechnical Services, Inc. (2008), "Response I, Geologic and Geotechnical Engineering Study, Geotechnical Review Sheet Dated May 16, 2008, [Planning Case No. 08-CUP-003 (AJ Bailey for Tamara Friend) / GDI No. 08.00103.0167], Proposed Site Improvements, 6350 Chesebro Road, APN 2055-001-041, Agoura Hills, California," Client Number 3817, Report Number 8238, dated December 18, 2008.

Advanced Geotechnical Services, Inc. (2007), "Geologic and Geotechnical Study, Proposed Site Improvements, 6350 Chesebro Road, APN 2055-001-041, Agoura Hills, California," Client Number 3817, Report Number 7974, dated September 27, 2007.

Plans: GeoWorks (2008), "Grading and Drainage Plan, Sheets 1-4, 6350 Chesebro Road, APN 2055-001-041, City of Agoura Hills," dated March 7, 2008.

Previous Reviews: May 16, 2008 and April 28, 2009.

FINDINGS

Planning/Feasibility Issues

Acceptable as Presented

Response Required

Geotechnical Report

Acceptable as Presented

Response Required

REMARKS

Advanced Geotechnical Services, Inc. (AGS; consultant) prepared the above-referenced report for the proposed improvements at 6350 Chesebro Road, Agoura Hills, California. The proposed improvements include a barn, detached garage, retaining wall, driveways, and riding arena. We understand that the "Future Pool" is not a part of the current development.

Geodynamics, Inc. (GDI) reviewed the referenced report from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. GDI performed the geotechnical review on behalf of the City of Agoura Hills – Planning Department. Based upon a review of the submitted reports and plans, the referenced reports should be acceptable as presented and we recommend that the

Planning Commission consider approval of Case No. 08-CUP-004. Plan-Check comments should be addressed in Building & Safety Plan Check, and a separate geotechnical submittal is not required for plan-check comments

Plan-Check Comments

1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. The following note must appear on the grading and foundation plans: *"All retaining wall excavations shall be reviewed by the project engineering geologist for the presence of adversely oriented geologic surfaces. Adverse surfaces shall be evaluated and supported in accordance with recommendations of the project geotechnical engineer."*
3. The grading plan should include the limits and depths of overexcavation for the swimming pool, the road and flatwork areas as recommended by the Consultant.
4. The following note must appear on the grading and foundation plans: *"Excavations shall be made in compliance with CAL/OSHA Regulations."*
5. The following note must appear on the foundation plans: *"All foundation excavations must be observed and approved, in writing, by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
6. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.
7. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
8. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.
9. Provide a note on the grading and foundation plans that states: *"An as-built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, locations of all density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains and flow line elevations, and location and elevation of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map."*

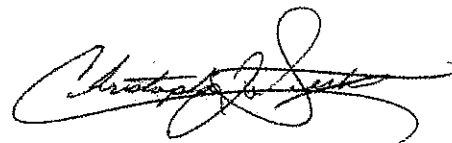
If you have any questions regarding this review letter, please contact GDI at (805) 496-1222.

Respectfully Submitted,

GeoDynamics, Inc.

Ali A. Haq

Ali Abdel-Haq
Geotechnical Engineering Reviewer
GE 2308 (exp. 12/31/09)



Christopher J. Sexton
Engineering Geologic Reviewer
CEG 1441 (exp. 11/30/10)



**CONDITIONAL USE PERMIT CASE NO. 08-CUP-003
AND OAK TREE PERMIT CASE NO. 07-OTP-009**

**FOR THE PROPERTY LOCATED AT
6350 CHESEBRO ROAD, AGOURA HILLS**

EXHIBIT E

ENVIRONMENTAL DETERMINATION

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

From: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

County Clerk
County of Los Angeles
Los Angeles County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 90659

Project Title: Friend Single Family Residence Site Improvements
(Case #08-CUP-003 and 07-OTP-009)

Project Location-Specific: 6350 Chesebro Road (APN 2055-001-041)

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The project consists of constructing 10 supply structures, stable, horse arena, round pen, horse corral, a new driveway gate, and a swimming pool; and a request for approval of an Oak Tree Permit to encroach within the protected zone of four (4) on-site Oak trees for the proposed construction.. The request is for a Conditional Use Permit and Oak Tree Permit.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: Tamara Friend

Exempt Status: (Check One)

- Ministerial (14 Cal Code of Regs. Sec. 15268);
- Declared Emergency (14 Cal Code of Regs. Sec. 15269(a))
- Emergency Project (14 Cal Code of Regs. Sec. 15269(b),(c), (d) and (e)). State subsection letter
- Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.) State Statutory Number
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15303, Class 3. New Construction or Conversion of Small Structures
- No possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3))

Reasons why project is exempt: The project consists of construction of ten accessory structures and amenities to an existing single-family residence, grading on the lot, and encroach within the protected zone of four (4) on-site oak trees. The project would not result in any significant environmental impacts. The project site is not within: 1) an environmentally sensitive resource area; 2) a state designated scenic highway area; 3) a hazardous waste site; or 4) an historical resource area.

Lead Agency Contact Person: Renee Madrigal, Associate Planner, City of Agoura Hills

Area Code/Telephone/Extension: (818) 597-7339

Signature: Renee Madrigal Date: 8/13/09 Title: Associate Planner



**CONDITIONAL USE PERMIT CASE NO. 08-CUP-003
AND OAK TREE PERMIT CASE NO. 07-OTP-009**

**FOR THE PROPERTY LOCATED AT
6350 CHESEBRO ROAD, AGOURA HILLS**

EXHIBIT F

VICINITY MAP

CONDITIONAL USE PERMIT CASE NO. 08-CUP-003 AND
OAK TREE PERMIT CASE NO. 07-OTP-009 (A.P.N. 2055-001-041) FRIEND

